

**WILLMAR CITY COUNCIL PROCEEDINGS**  
**BOARD ROOM**  
**HEALTH AND HUMAN SERVICES BUILDING**  
**WILLMAR, MINNESOTA**  
**& BY ELECTRONIC MEANS (GOTO MEETING)**

May 17, 2021  
7:00 p.m.

The regular meeting of the Willmar City Council was called to order by the Mayor Marv Calvin. Members present on a roll call were Mayor Marv Calvin, Council Members Rick Fagerlie, Julie Asmus, Thomas Butterfield, Michael O'Brien, Justin Ask, Vicki Davis, Andrew Plowman and Audrey Nelsen. Present 9, Absent 0.

Also present were City Administrator Brian Gramentz, Police Chief Jim Felt, Finance Director Steve Okins, Public Works Director Sean Christensen, Planning and Development Services Director David Ramstad, Fire Chief Frank Hanson, Parks and Recreation Director Rob Baumgarn, City Clerk Judy Thompson, and City Attorney Robert Scott.

Additions/deletions to the agenda were: Council Member Ask added a report from Police Chief regarding recent correspondence from the ACLU on canine training at Lakeview Apartments.

Council Member Fagerlie moved to approve the agenda, as amended. Council Member Nelsen seconded the motion which carried, on a roll call vote of Ayes 8, Noes 0.

Police Chief Felt stated his disappointment with the ACLU and their misinformation on canine training at Lakeview Apartments. He indicated no training exercises have been conducted at Lakeview Apartments as of this date. He also stated the Willmar Police Department works very hard to provide fair and impartial law enforcement to all community members and to continually build positive relationships with those they serve. Any training exercises were still in planning stages when the ACLU sent their letter, and no training exercises will take place while this matter is under review. At no time was the intent to focus on any residents or guests at Lakeview Apartments. The City will review the concerns raised about this program by the ACLU and respond directly to the ACLU per the City Attorney.

Mayor Calvin thanked Chief Felt for all their work to keep a positive image in our community, and for addressing this issue.

Council Member Davis thanked Chief Felt and asked that people get the facts before jumping to conclusions.

At this time, Mayor Calvin asked Mayor Pro Tempore Fagerlie to preside over the meeting as Mayor Calvin is attending remotely.

City Clerk Judy Thompson reviewed the consent agenda.

- A. City Council Minutes of May 3, 2021
- B. Special City Council Minutes of May 4, 2021
- C. Special City Council Minutes of May 6, 2021
- D. Willmar Municipal Utilities Commission Minutes of May 10, 2021
- ~~E. Preliminary Overview of TIF Plan for Suite Liv'n~~
- F. Accounts Payable Report of April 29 – May 12, 2021
- G. Application for Exempt Permit – Pheasants Forever Kandiyohi County #2
- H. Application for Exempt Permit – West Central Ducks Unlimited
- ~~I. Consideration of Start Time for City Council Meetings~~
- ~~J. Consideration of Fees Charged for Services, Permits, Licenses and Rental Rates~~

- K. **Resolution No. 2021-106 Consideration of Nutrition Site Services at Community Center**
- L. Building Inspection Report for April, 2021
- M. Charter Commission Minutes of December 10, 2020
- N. Fire and Police Department Stats for April, 2021

Council Member Plowman offered a motion to introduce **Resolution No. 2021-105 Approving Consent Agenda Items**. Council Member Ask asked that Item I. be removed for discussion. Council Member Nelsen asked that Item E. and J. be removed for discussion. Council Member Asmus seconded the motion to approve the consent agenda, with removal of Items I., E., and J., which carried on a roll call vote of Ayes 8, Noes 0.

Council Member Ask asked if there were other options considered for start time for Council meetings other than the ones listed in the poll, such as 5:30 p.m. City Administrator Gramentz noted there was a conflict with one Council member being able to attend at 5:30 p.m. Council Member Nelsen shared her concerns that items brought before the Council might not get addressed due to time constraints with starting at 6:00 p.m. and only meeting twice a month. Council Member Ask offered a motion to approve Item I., and introduced **Resolution No. 2021-107 Establishing Regular City Council Meeting Time**. Council Member Asmus seconded the motion which carried, on a roll call vote of Ayes 8, Noes 0.

Council Member Nelsen asked for clarification on the proposed tax increment financing (TIF) plan for the Suite Liv'n project. Planning and Development Director Ramstad and Bakertilly Representative Tom Denaway provided an overview of the project. Following discussion, Council Member Nelsen offered a motion to approve Item E. Council Member Plowman seconded the motion which carried, on a roll call vote of Ayes 8, Noes 0.

Council Member Nelsen asked for clarification of the increase in fees being proposed and how we compare with other communities. Parks and Recreation Director Baumgarn and Public Works Director Christenson presented details of the increases for their respective departments. Following discussion, Council Member Nelsen offered a motion to approve Item J. and introduced **Resolution No. 2021-108 Establishing Fees for Services, Permits and Licenses and Establishing Rental Rates for City Equipment**. Council Member Plowman seconded the motion which carried, on a roll call vote of Ayes 8, Noes 0.

Council Member Nelsen asked to be removed from discussion and abstain from voting on this next agenda item.

At 7:35 p.m. Mayor Pro Tempore Fagerlie opened the public hearing for an ordinance authorizing land sale to Lumber One Development Company LLC. Planning and Development Services Director Ramstad and Economic Development Executive Director Aaron Backman presented details to the Mayor and Council, and stated the Planning Commission approved the sale on April 21, 2021.

Stephen Deleski, Willmar, spoke against the proposed project.

Randy Czarnetzki, Willmar, spoke in favor of the proposed project.

There being no others to speak for or against said ordinance, Mayor Pro Tempore Fagerlie closed the public hearing at 7:53 p.m. and opened it up for discussion by the Council. Following discussion, Council Member Asmus introduced **Ordinance No. 1464 An Ordinance Authorizing the Sale of Real Property to Lumber One Development Company, LLC**. Council Member Butterfield seconded the motion which carried, on a roll call vote of Ayes 7, Noes 0. Council Member Nelsen abstained from voting.

Due to the length and cost of publishing entire Ordinance, Council Member Asmus offered a motion to publish **Ordinance No. 1464 An Ordinance Authorizing the Sale of Real Property to Lumber One Development Company, LLC**. by summary. Council Member Davis seconded the motion which carried, on a roll call vote of Ayes 7, Noes 0. Council Member Nelsen abstained from voting.

**Resolution No. 2021-109 Adopting the Land Purchase Agreement With Lumber One Development Company, LLC.** was introduced by Council Member Asmus. Council Member Plowman seconded the motion which carried, on a roll call vote of Ayes 7, Noes 0. Council Member Nelsen abstained from voting.

Council Member Nelsen returned to the Council table.

Airport Manager Eric Rudningen presented a request to approve the Willmar Municipal Airport receiving the Federal Coronavirus Response and Relief Supplemental Appropriations Act (CRRSAA) grant and authorize the Mayor and City Administrator to execute the Federal Airport Expenses Reimbursement Agreement on behalf of the City.

**Resolution No. 2021-110 Authorization to Accept Federal Coronavirus Response and Relief Supplemental Appropriations Act (CRRSAA) Grant** was introduced by Council Member Plowman. Council Member O'Brien seconded the motion which carried, on a roll call vote of Ayes 8, Noes 0.

Parks and Recreation Department Director Rob Baumgarn presented a request to approve awarding TerWisscha Construction Inc., the contract for Invest in Willmar – Robbins Island Projects-Phase 2 in the amount of \$1,067,455.00 for shelter and lighting improvements.

Following discussion, **Resolution No. 2021-111 Awarding TerWisscha Construction, Inc. the Contract for Invest in Willmar - Robbins Island Projects-Phase 2 in the Amount of \$1,067,455.00 for Shelter and Lighting Improvements** was introduced by Council Member Asmus. Council Member Nelsen seconded the motion which carried, on a roll call vote of Ayes 8, Noes 0.

Council Member Plowman asked to be removed from discussion and abstain from voting on this next agenda item.

Parks and Recreation Department Director Rob Baumgarn presented a request to approve awarding contracts to contractors and materials suppliers recommended by Marcus Construction (Construction Manager) for each bid package and authorize the Mayor and City Administrator to sign on behalf of the City of Willmar all contract award letters and letters assigning the right to enter such contracts to the Construction Manager.

Marcus Construction Representative Jim Bach clarified the duties and process of the construction manager.

Following a lengthy discussion, **Resolution No. 2021-112 Accepting Bids and Quotes for Recreation Fields Project Bid Packages and Awarding and Assigning Contracts** was introduced by Council Member Asmus. Council Member Ask seconded the motion which carried, on a roll call vote of Ayes 6, Noes 1. Council Member Butterfield voted “no”. Council Member Plowman abstained from voting.

Parks and Recreation Department Director Rob Baumgarn presented a request to approve accepting the guaranteed maximum price proposal in the amount of \$4,418,958.00 for the base bid plus amount(s) for all alternates awarded as provided and authorize the Mayor and City Administrator to sign the same on behalf of the City of Willmar.

**Resolution No. 2021-113 Accepting Construction Manager's Guaranteed Maximum Price Proposal for the Recreation Fields Project** was introduced by Council Member Asmus. Council Member Ask seconded the motion which carried, on a roll call vote of Ayes 6, Noes 1. Council Member Butterfield voted “no”. Council Member Plowman abstained from voting.

Council Member Plowman returned to the Council table.

Parks and Recreation Department Director Rob Baumgarn presented a request to award contracts to the contractors and suppliers recommended by Marcus Construction (Construction Manager) for each bid package and

authorize the Mayor and City Administrator to sign on behalf of the City of Willmar all contract award letters and letters assigning the right to enter such contracts to the Construction Manager.

Following a lengthy discussion, **Resolution No. 2021-114 Accepting Bids and Quotes for Events and Recreation Center Project Bid Packages and Awarding and Assigning Contracts** was introduced by Council Member Ask. Council Member Davis seconded the motion which carried, on a roll call vote of Ayes 6, Noes 2. Council Members Butterfield and Asmus voted “no”.

Parks and Recreation Department Director Rob Baumgarn presented a request to accept the guaranteed maximum price proposal in the amount of \$7,691,672.00 for the base bid plus amount(s) for all alternates awarded as provided and authorize the Mayor and City Administrator to sign on behalf of the City of Willmar.

**Resolution No. 2021-115 Accepting Construction Manager’s Guaranteed Maximum Price Proposal for the Events and Recreation Center Project** was introduced by Council Member Ask. Council Member Davis seconded the motion which carried, on a roll call vote of Ayes 6, Noes 2. Council Members Butterfield and Asmus voted “no”.

City Administrator Gramentz presented a request directing staff to move forward with the financing of the City Hall/Community Center Project using the various options provided.

Following a lengthy discussion, Council Member Plowman offered a motion to table this item. Council Member Nelsen seconded the motion which carried, on a roll call vote of Ayes 8, Noes 0.

Parks and Recreation Director Rob Baumgarn presented a request to approve the agreement with B32 Engineering for refrigeration design in the amount of \$19,800.00 for the Glacial Ridge Curling Center project.

Glacial Ridge Curling Club Representative Tom Amberg briefed the Council on fundraising efforts and grants available to the club.

**Resolution No. 2021-116 Accepting Second “Design Services Donation” from Glacial Ridge Curling and Authorizing Hiring of B32 Engineering Group** was introduced by Council Member Asmus. Council Member Nelsen seconded the motion which carried, on a roll call vote of Ayes 8, Noes 0.

Public Works Director Christensen presented a request to authorize the Mayor and City Administrator to execute the agricultural lease extension for Tract VIII.

Following discussion, **Resolution No. 2021-117 Authorizing the Amendment to the Agricultural Land Lease Agreement for Tract VIII** was introduced by Council Member Plowman. Council Member Nelsen seconded the motion which carried, on a roll call vote of Ayes 8, Noes 0.

City Administrator Gramentz presented a request to consider an interim consulting agreement for Public Works Director and interim engineering design services. He stated this is due to the current Public Works Director’s resignation, and the need to have coverage during the interim of hiring a full-time Public Works Director.

Following a lengthy discussion, Council Member Asmus offered a motion to approve Bolton and Menk for the Engineering Services, and Public Works Director Christensen for other departmental items. Council Member Plowman seconded the motion.

Mayor Calvin spoke against Public Works Director Christensen continuing on for other departmental items.

Following further discussion, Council Member Asmus offered a “friendly” amendment to approve Bolton and Menk for consulting/engineering services, and approving Public Works Director Christensen remain on a part-

time basis of not-to-exceed ten hours per week at the rate of \$63.75 per hour for a term of no longer than three months. Council Member Plowman agreed to the terms of the “friendly” amendment. The motion carried on a roll call vote of Ayes 6, Noes 2. Council Members O’Brien and Ask voted “no”.

The Council recessed at 9:49 p.m. and reconvened at 10:01 p.m.

Mayor Pro Tempore Fagerlie stated the next agenda item is to determine the asking price for real property proposed to be sold by the City and/or develop or consider offers or counteroffers for the sale of City-owned real property. He stated this portion of the property noticed regular meeting of the City Council will be closed pursuant to Minnesota Statutes, Section 13D.05, subdivisions 3(c)(1) and (3).

Council Member Asmus offered a motion to enter into closed session at 10:02 p.m. Council Member Nelsen seconded the motion which carried, on a roll call vote of Ayes 8, Noes 0.

It was noted Mayor Pro Tempore forgot to identify the properties to be discussed in closed session.

Council returned to open session at 10:03 p.m.

Mayor Pro Tempore then proceeded to identify the properties as follows: 1) 91 acres within Parcel No. 95-917-5600 (the portion closest to and on the eastern side of the railroad Wye; 2) Parcel No. 95-917-5570 (13 acres), and; 3) the entirety of Block 3 and Lots 1, 2 and 3 within Block 2 of the Willmar Industrial Park Fourth Addition.

The Council entered into closed session at 10:04 p.m. upon motion by Council Member Asmus. Council Member Ask seconded the motion which carried, on a roll call vote of Ayes 8, Noes 0.

The Council returned to open session at 10:48 p.m.

**Resolution No. 2021-118 Adopting the Letter of Terms to Purchase with CBRE** was introduced by Council Member Asmus. Council Member Plowman seconded the motion which carried, on a roll call vote of Ayes 8, Noes 0.

Council Member O’Brien offered the following comments: he recently reported a large rock in the lake to Public Works Department Superintendent Gary Manzer and his department removed it promptly – “Kudos” to them.

Council Member Asmus offered a motion to adjourn the meeting with Council Member Plowman seconding the motion which carried. The meeting adjourned at 10:50 p.m.

/s/ Rick Fagerlie  
MAYOR PRO TEMPORE

Attest:

/s/ Judy Thompson  
SECRETARY TO THE COUNCIL

**RESOLUTION NO. 2021-105**

**APPROVING CONSENT AGENDA ITEMS**

Motion By: Plowman

Second By: Asmus

WHEREAS, the City Charter for the City of Willmar requires the City Council approve all Consent Agenda items by resolution.

BE IT RESOLVED by the City Council of the City of Willmar Minnesota, that all Consent Items of the May 17, 2021 City Council meeting be approved as presented.

Dated 17th day of May, 2021

/s/ Rick Fagerlie  
MAYOR PRO TEMPORE

Attest:

/s/ Judy Thompson  
CITY CLERK

**RESOLUTION NO. 2021-106**

**AUTHORIZATION TO EXECUTE AGREEMENT WITH LUTHERAN SOCIAL SERVICES  
FOR NUTRITION PROGRAM FACILITY USE**

Motion By: Plowman

Second By: Asmus

BE IT RESOLVED by the City Council of the City of Willmar, a municipal corporation of the State of Minnesota, that the Mayor and City Administrator be authorized to enter into an agreement between the City of Willmar and Lutheran Social Services to facilitate a Nutrition Program at the Community Center.

Dated this 17th day of May, 2021

/s/ Rick Fagerlie  
MAYOR PRO TEMPORE

Attest:

/s/ Judy Thompson  
CITY CLERK

**RESOLUTION NO. 2021-107**

**ESTABLISH REGULAR CITY COUNCIL MEETING TIME**

Motion By: Ask

Second By: Asmus

WHEREAS, the City Council of the City of Willmar, Minnesota at its biennial meeting of January 11, 2021 established the regular City Council meetings and time in Resolution No. 2021-006; and

WHEREAS, at the May 4, 2021 meeting Resolution No. 2021-092 was passed discontinuing City Council subcommittees and a discussion of the City Council meeting start and end time was had; and

WHEREAS, based upon poll results of the City Council, they unanimously desired to start City Council meetings at 6:00 p.m. in order to allow for more discussion if it is needed.

BE IT RESOLVED by the City Council of the City of Willmar, Minnesota, that the regular semi-monthly meetings of the City Council shall be held at 6:00 p.m. on the first and third Mondays of each month during the remainder of 2021 and all of 2022

Dated this 17th day of May, 2021

/s/ Rick Fagerlie

MAYOR PRO TEMPORE

Attest:

/s/ Judy Thompson

CITY CLERK

**RESOLUTION NO. 2021-108**

**ESTABLISHES FEES FOR SERVICES, PERMITS AND LICENSES  
AND ESTABLISHES RENTAL RATES FOR CITY EQUIPMENT**

Motion By: Nelsen

Second By: Plowman

WHEREAS, the City Council of the City of Willmar duly establishes fees for service, sets fees for permits and licenses, and establishes rental rates for City equipment.

NOW, THEREFORE, BE IT RESOLVED that the below listed fees be duly adopted for the year 2021 and the same hereby ordered kept on file in the office of the City Clerk.

**CITY CLERK:**

**Liquor License Investigation Fees:**

Sole Proprietor	\$125.00
Partnership	\$150.00
Corporation	\$300.00
Limited Liability Company	\$150.00

**Liquor Licenses:**

On-Sale Liquor	\$4,000.00 per year
Off-Sale Liquor	\$950.00 per year
Club On-Sale Liquor	\$300.00 per year
On-Sale Wine	\$200.00 per year
On-Sale Sunday	\$200.00 per year

On-Sale 3.2% Malt Liquor	\$150.00 per year
Temporary On-Sale Liquor	\$100.00 per year
On-Sale Taproom	\$150.00 per year
Off-Sale Taproom	\$150.00 per year
City Park Special Event-Liquor	\$100.00 per event
Civic Center Special Event-Liquor	\$100.00 per event
Community Festival Event-Liquor	\$100.00 per event
Café – Restaurant, Bowling Alley, Taxi Cab	\$30.00 per year
Carnival, Circus, Exhibition	\$30.00 per day
Cat & Dog	\$3.00-7.50 per year
Dance, Parade, Run/Walk, Special Event, Street Fair	\$30.00 per event
Dumpster, Service Parking	\$30.00 per 30 days
Fireworks Indoor Display	\$50.00 per event
Fireworks Outdoor Display	\$30.00 per event
Fireworks Sales & Storage	\$100.00 per event
Mobile Food Unit	\$50.00 per event or 150.00 per year
Pawnbrokers	\$150.00 per year
Street Closure	\$50.00 per event
Theatre	300.00 per year

#### ADMINISTRATIVE FEES:

Chapter 9, Article I, Section 9-3	
Nuisance Abatement — Administrative Fee	\$75.00
Chapter 9, Article III, Section 9-43	
Removal of Weed/Grass Nuisance — Administrative Fee	\$75.00
Chapter 9, Article VI, Section 9-66	
Removal of Infected Trees — Administrative Fee	\$75.00
Chapter 9, Article I, Section 13-2	
Payment for Current Service —Administrative Fee (snow removal, sidewalk repairs, etc.)	\$75.00

#### PUBLIC WORKS:

Maintenance Trucks:	
3 –5 Ton Trucks	\$35.00/hour
1 Ton Truck	\$18.00/hour
3 –5 Ton Truck/Plow/Sander	\$41.00/hour
3 –5 Ton Truck/Plow/Sander/Wing	\$55.00/hour
1 Ton Truck Plow	\$27.00/hour
½ - ¾ Ton Pickup	\$17.00/hour
1 Ton /Water Tank	\$27.00/hour
Tractors, Loaders, Motor Graders:	
2 –3 CY Loaders	\$82.00/hour
Loader/Plow/Wing	\$102.00/hour
Loader/Snow Blower	\$122.00/hour
Motor Grader	\$96.00/hour
Motor Grader/One-Way Plow	\$102.00/hour
Motor Grader/One-Way Plow/Wing	\$115.00/hour
40-50 Hp Tractor	\$21.00/hour
40-50 Hp Tractor/Attachments	\$35.00/hour
MT Trackless/Blower/Mower	\$61.00/hour
90 Hp Tractor/22' Flail Mower	\$55.00/hour



30-40 Hp Unit Mower/Blower/Sweeper	\$35.00/hour
Skid-Loader	\$35.00/hour
Skid-Loader/Attachments	\$50.00/hour
Snowplowing Sidewalks (incl. labor and equipment)	\$1.00/LF
Specialty Equipment:	
Air Conveyance Unit	\$55.00/hour
Elgin Sweeper (4 CY)	\$70.00/hour
Hydraulic Sewer Cleaner	\$68.00/hour
Paint Sprayer	\$9.00/hour
Paint Sprayer and 1 Ton Truck	\$27.00/hour
50' Bucket Truck	\$70.00/hour
30' Bucket Truck	\$41.00/hour
Brush Chipper	\$29.00/hour
Tamper	\$9.00/hour
Bituminous Distributor and Truck (less material)	\$50.00/hour
Bituminous Roller	\$55.00/hour
Grass and Leaf Pickup Broom	\$29.00/hour
Chain Saws	\$10.00/hour
Trailers	\$12.00/hour
Over Seeder	\$29.00/hour
Turf Pro	\$29.00/hour
Gator and Sprayer	\$27.00/hour
Generator	\$9.00/hour
Trash Pumps	\$9.00/hour
Utility Vehicle with Crane Hoist	\$42.00/hour
Air Compressor	\$25.00/hour
Materials:	
Winter Sand Mixed with Salt	\$55.00 CY
Gravel	\$20.00/Ton
Bituminous Cold Mix	\$105.00/Ton
Chalk Dust (50lb. bag)	\$8.00/bag
Diamond Dry (50lb. bag)	\$13.00/bag
Bituminous Repair (incl. labor and equipment)	\$55.00/SY
Labor:	
Regular	Contract rate plus 53%
Overtime	Contract rate plus 53%
Access Fees:	
Industrial Park Storm Pond	\$835.00/acre
Radio Station Drive Lift Station	\$595.00/acre
Abbott Drive, Lift Station	\$895.00/acre
Wastewater Treatment:	
5,000 gallon tanker with hydraulic boom:	\$30.00/hour
Portable Lab Sampler	\$5.00/hour
Airport:	
Conference Room	\$40.00/non-airport related meetings

## PARKS & RECREATION

Adult recreation programs will charge cost of program, officials, balls, sanctioning fees, etc. plus \$7 per team court fee for volleyball/basketball and \$10 per team field fee for softball.

### BALL FIELDS

Baseball/Softball Fields	\$50.00 per game \$250.00 daily rate per field
Lights for ball fields	\$25.00 per day per field
Baker Field (field only)	\$300.00 per day
Orange BB Field	\$250.00 per day
Picnic Area behind Taunton Stadium	\$75.00 per day

### SHELTERS

Four Season Shelter	\$130.00 per day
Enclosed Park Shelters (Robbins Island & Rice Park)	\$110.00 per day
Open Shelter #1 (has electricity)	\$40.00 per day
Open Shelter #2 & Lions (no electricity)	\$30.00 per day

### EQUIPMENT

Bleachers –7 High	\$100.00 per day plus staff costs
Picnic Tables Rental (12 maximum) (for pickup only – no delivery)	\$10.00 per table per day
Barricades	\$2.00 per day
Minimum charge for hauling barricades	\$20.00

### SHOWMOBILE

Events in Willmar (not for profit)	\$215.00 per day + staff expenses
Events in Willmar (for profit) (Plus Clean-up/Damage Deposit)	\$500.00 per day + staff expenses \$200.00
Staff Expenses staff	\$80.00-\$280.00 depending upon number of

### AQUATIC CENTER

Individual Season Pass	\$90.00
Family of Two	\$130.00
Family of Three	\$140.00
Family of Four	\$150.00
Family of Five	\$160.00
Family of Six	\$170.00
Each Additional Family Member	\$15.00
Daily Admission Rate	\$3.00
Observers	\$3.00
Group Admissions	\$2.50
Discount Coupons:	
10 coupons	\$25.00
20 coupons	\$45.00
Pool Rental – 2 hour minimum	\$100.00 per hour plus guard/staff fees

### CITY AUDITORIUM

Gym Rental day	\$50.00 per hour not to exceed \$300.00 per
Staffing	\$20.00 per hour

Range Rental	\$80.00 per hour plus certified Rangemaster (if the group doesn't have one)
Open Range	\$8.00 per half hour

#### CIVIC CENTER

Cardinal Arena Dry Floor events	\$580.00 per day plus services
Ice Rental	\$155.00 per hour till April 1
Blue Line Arena Dry Floor events	\$400.00 per day plus services
Ice Rental	\$155.00 per hour till April 1
Lobby	\$75.00 per day
Staffing	\$20.00 per hour

#### COMMUNITY CENTER

Burlington Northern or Selvig Rooms	\$60.00 each per day OR \$100.00 per day for both
Sunshine Room	\$40.00 per day
Reynolds Room	\$25.00 per day
Staffing	\$20.00 per hour

#### FIRE DEPARTMENT:

Firefighter hours that are billed are taken directly from the roll call list.  
Firefighters receive a \$15.73 per hour and are paid in one-hour increments.

Equipment:	<u>First Hour</u>	<u>Additional Hour</u>
1 <sup>st</sup> line pumper - 5251, 5257	\$300	\$200/hour
Tanker/pumpers 5276	300	200/hour
Ladder trucks – 5298 and 5299	500	400/hour
Grass rig - 5285	150	100/hour
Support Vehicles – 5296, 5297, 5294, 5295, <u>5293</u>	75	50/hour
Trailers	75	50/hour

Equipment charges are billed by the quarter hour as time listed on the fire report, after initial one-hour charge.  
Special equipment and supplies used will be billed on a cost basis.

A \$25.00 per hour per Firefighter for fire watch/standby conducted by the Fire Department for special events and any standby conducted during fire protection/detection system down time (as described in the Minnesota State Fire Code).

Training Room Rental Fee:	\$50.00 per hour with a 2 hour minimum
Fire Alarm Permit	\$ 30.00
Fire Alarm Permit Renewals	\$ 30.00 every 3 years
Alarm Malfunction	\$500.00
Bottle Filling Fees	2216 PSI air tank filling fee \$5.00/bottle 3000 PSI air tank filling fee \$10.00/bottle 4500 PSI air tank filling fee \$15.00/bottle 5000-6000 PSI air tank filling fee \$25.00/bottle
Fire Reports	\$ 0.25/page plus postage

**POLICE DEPARTMENT:**

\$60.00 per hour for off-duty police officers

\$60.00 per hour for computer forensic/video redaction/specialized IT services

\$30.00 per hour for off-duty Community Service Officer (non-licensed) services

Contracted Towing (Per Accident Tow)

\$4.82 per towed vehicle

\$69.34 towing administrative fee

\$ 5.84 tax

Base Total

\$80.00

Contracted Towing (Per Regular and Snow Emergency Tow)

\$ 4.82 per towed vehicle

\$69.34 towing administrative fee

\$5.84 tax

Base Total

\$80.00

Possible extra tow costs depending upon circumstances involved:

\$250.00 per hour for "extra work" labor

\$250.00 per hour for flat hourly tow rate

\$ 5.50 per mile outside of City limits

\$ 10.00 per day storage fee after 48 hours

May 17, 2021.

/s/ Rick Fagerlie

MAYOR PRO TEMPORE

Attest:

/s/ Judy Thompson

CITY CLERK

**RESOLUTION NO. 2021-109**

**A RESOLUTION ADOPTING THE LAND PURCHASE AGREEMENT WITH  
LUMBER ONE DEVELOPMENT COMPANY, LLC**

Motion By: Asmus

Second By: Plowman

BE IT RESOLVED by the City Council of the City of Willmar, a Municipal Corporation of the State of Minnesota that the land purchase agreement with Lumber One Development Company L.L.C. is accepted and approved, and be it further resolved that the Mayor and City Administrator of the City of Willmar are hereby authorized to execute a version thereof.

Dated this 17th day of May, 2021

/s/ Rick Fagerlie

Mayor Pro Tempore

Attest:

/s/ Judy Thompson  
City Clerk

**RESOLUTION NO. 2021-110**

**AUTHORIZATION TO ACCEPT  
FEDERAL CORONAVIRUS RESPONSE AND RELIEF  
SUPPLEMENTAL APPROPRIATIONS ACT (CRRSAA) GRANT**

Motion By: Plowman Second By: O'Brien

BE IT RESOLVED by the City Council of the City of Willmar, a municipal corporation of the State of Minnesota, that city staff be authorized to accept the Federal Coronavirus Response and Relief Supplemental Appropriations Act (CRRSAA) grant in the amount of \$23,000 and enter into the grant agreement and authorize the Mayor and City Administrator to execute the same.

Dated this 17<sup>th</sup> day of May, 2021

/s/ Rick Fagerlie  
MAYOR PRO TEMPORE

Attest:

/s/ Judy Thompson  
CITY CLERK

**RESOLUTION NO. 2021-111**

**RESOLUTION AWARDING TERWISSCHA INC, THE CONTRACT FOR INVEST IN WILLMAR-ROBBINS ISLAND  
PROJECTS-PHASE 2 FOR THE AMOUNT OF \$1,067,455.00 FOR SHELTER AND LIGHTING IMPROVEMENTS**

Motion By: Asmus Second By: Nelsen

BE IT RESOLVED by the City Council of the City of Willmar to adopt a resolution awarding TerWisscha Construction Inc, the contract for Invest in Willmar- Robbins Island Projects- Phase 2 for the amount of \$1,067,455.00 for shelter and lighting improvements.

Dated this 17<sup>th</sup> day of May, 2021

/s/ Rick Fagerlie  
MAYOR PRO TEMPORE

Attest:

/s/ Judy Thompson  
CITY CLERK

**CITY OF WILLMAR  
RESOLUTION NO. 2021-112**

**A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WILLMAR, MINNESOTA ACCEPTING  
BIDS AND QUOTES FOR RECREATION FIELDS PROJECT BID PACKAGES AND AWARDING AND ASSIGNING  
CONTRACTS**

Motion By: Asmus                      Second By: Ask

**WHEREAS**, the City is in receipt of recommendations from its contracted construction manager, Marcus Construction Co., Inc. (the “construction manager”) for awards of contracts for construction and materials for each of the bid packages developed by the City’s contracted architect, Widseth Smith Nolting & Associates, Inc. (the “architect”) in coordination with the construction manager, for the City of Willmar Recreation Fields Project (the “project”); and

**WHEREAS**, the project was to include five separate base bid packages to be competitively bid and 19 additional packages of work and/or materials to be awarded either through cooperative purchasing or direct negotiation as detailed herein, and five alternate scopes of work (the “alternates”) as follows:

- ALT 1: Provide Lighting at East turf field;
- ALT 2: Provide lighting at West turf field;
- ALT 3: Provide batting cages at Softball fields;
- ALT 4: Upgrade dugouts at Championship Field #2 (per sht AS1.11), in lieu of Base Bid (Concrete slab & chain link fence); and
- ALT 5: Provide lighting at West turf field (Alternate fixture type); and

**WHEREAS**, the construction manager’s recommendations for awards of contracts for construction and materials for each of the bid packages for the project is attached hereto as Exhibit A; and

**WHEREAS**, pursuant to an advertisement for bids, dated March 26, 2021, for each bid package for which competitive bidding was required by the Municipal Contracting Law, Minn. Stat. § 471.345, sealed bids were solicited, received, opened, and evaluated and tabulated by the construction manager according to the law’s requirements, with the recommended contract award shown on Exhibit A hereto in all cases being to the contractor who submitted the lowest responsible bid that was responsive to the specifications and compliant therewith in all material respects; and

**WHEREAS**, for some bid packages, the recommended contract award is to a contractor or supplier pursuant to a contract on the State of Minnesota’s Cooperative Purchasing Venture (CPV) pursuant to Minn. Stat. § 471.345, subd. 15; these recommended awards are identified on the spreadsheet enclosed herewith with the “CPV” notation next to the recommended party’s name; and

**WHEREAS**, for bid packages with an estimated value below the threshold at which competitive bidding is required by the Municipal Contracting Law, the recommended contract award is to a contractor or supplier that best satisfies the City’s requirements at the best value to the City, as determined by the construction manager in

consultation with the City and through direct negotiation after evaluating two or more quotations for the cost of the specified work or materials; and

**WHEREAS**, the City Council has retained the discretion to determine the final project scope by deciding which, if any, of the five alternates to include in the final project; and

**WHEREAS**, the City Council now desires to determine the final scope of the project to be awarded to the successful bidders and other recommended contractors or suppliers, accept the construction managers' contract award recommendations and award contracts for each bid package for the project consistent with the construction manager's recommendations shown on Exhibit A hereto, and authorize the assignment of the right to enter into such contracts on the City's behalf to the construction manager, pursuant to the terms of the City's contract with the construction manager.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Willmar that:

1. The City Council hereby determines that the final scope of the project shall include all five alternate scopes of work included in the project design as additions to the base bid packages, except as follows:

ALT 5: Provide lighting at West turf field (Alternate fixture type) -- EXCLUDED

2. The City Council hereby accepts the recommendations of the construction manager indicated in Exhibit A hereto and hereby adopts the construction manager's evaluation of the bids, quotations, and state contracts through the CPV responsive to the base bid packages and alternate scopes of work as its own.
3. The City Council hereby makes the following contract awards for each of the base bid packages, as modified by the alternate scopes of work awarded in paragraph 1 above, pursuant to the construction manager's report and recommendations:

- |  |   |
|--|---|
| a. Bid Package #1 – Demo, Earthwork and Utilities:<br><i>Contractor Name: Duininck, Inc.</i>                         | <i>Total Contract Value: \$2,015,429.00</i> |
| b. Bid Package #2 – Concrete:<br><i>Contractor Name: Riggs Bros. Construction LLC</i>                                | <i>Total Contract Value: \$129,550.00</i>   |
| c. Bid Package #3 – Electrical:<br><i>Contractor Name: kim's Electric, LLC</i>                                       | <i>Total Contract Value: \$379,428.99</i>   |
| d. Bid Package #4 – Mechanical:<br><i>Contractor Name: Plumbing &amp; Heating of Willmar Inc.</i>                    | <i>Total Contract Value: \$65,954.00</i>    |
| e. Bid Package #5 – Fencing:<br><i>Contractor Name: Century Fence</i>  | <i>Total Contract Value: \$254,800.00</i>   |
| f. Bid Package #6 – Masonry (Alternate Dugouts):<br><i>Contractor Name: Riggs Bros. Construction LLC</i>             | <i>Total Contract Value: \$30,780.00</i>    |
| g. Bid Package #7 – Rough Carpentry (Supply Only):<br><i>Contractor Name: Simonson Lumber</i>                        | <i>Total Contract Value: \$52,181.96</i>    |
| h. Bid Package #7 – Rough Carpentry (Material Only):<br><i>Contractor Name: Matt Monson Construction Company LLC</i> | <i>Total Contract Value: \$24,715.00</i>    |

- i. Bid Package #8 – Finishes:  
*Contractor Name: AF Drywall LLC* *Total Contract Value: \$6,200.00*
- j. Bid Package #9 – Specialties (Multiple Award Selections for Different Items):  
*Contractor Name: AZ Restaurant Equipment* *Total Contract Value: \$6,462.90*  
*Contractor Name: Bartley* *Total Contract Value: \$6,445.53*  
*Contractor Name: 10<sup>th</sup> Division* *Total Contract Value: \$250.00*
- k. Bid Package #10 – Seeding:  
*Contractor Name: Stacy's Nursery* *Total Contract Value: \$39,967.50*
- l. Bid Package #12 – Irrigation:  
*Contractor Name: Stacy's Nursery* *Total Contract Value: \$45,000.00*
- m. Division 01 – General Requirements (Construction Staking):  
*Contractor Name: Bonnema Runke Stern Inc.* *Total Contract Value: \$22,250.00*
- n. Division 01 – General Requirements (Construction Cleaning):  
*Contractor Name: Spotless clean* *Total Contract Value: \$425.00*
- o. Division 05 – Metals:  
*Contractor Name: Koronis Fabricating Inc.* *Total Contract Value: \$3,771.00*
- p. Division 07 – Thermal and Moisture Protection:  
*Contractor Name: Sunrise Specialties* *Total Contract Value: \$2,470.00*
- q. Division 08 – Doors and Windows:  
*Contractor Name: Thermal Doors* *Total Contract Value: \$7,787.50*
- r. Division 08 – Doors and Windows:  
*Contractor Name: American Door Works* *Total Contract Value: \$6,300.00*
- s. Division 09 – Finishes:  
*Contractor Name: Floor to Ceiling* *Total Contract Value: \$893.85*
- t. Division 09 – Finishes:  
*Contractor Name: J & M Painting* *Total Contract Value: \$12,700.00*
- u. Division #12 – Furnishings (Equipment Sleeves, Bases, Comm. Boxes):  
*Contractor Name: Sportfield Specialities* *Total Contract Value: \$62,170.09*
- v. Division 12 – Furnishings (Turf Fields):  
*Contractor Name: Field Turf* *Total Contract Value: \$659,059.00*
- w. Division 16 – Electrical (Utility Costs):  
*Contractor Name: Willmar Municipal Utilities* *Total Contract Value: \$15,038.38*  
*(Softball Fields)*  
*Contractor Name: Willmar Municipal Utilities* *Total Contract Value: \$22,219.76*  
*(Turf Fields)*
- x. Division 16 – Electrical (Field Lighting):  
*Contractor Name: Musco* *Total Contract Value: \$559,800.00*



4. The City Council hereby authorizes and directs the Mayor and City Administrator to execute the letters of award, substantially in the form attached hereto and incorporated herein by reference as Exhibit B, to the contractors and suppliers named in paragraph 3 above, confirming the contract awards and directing the contractors and suppliers to enter into a construction contract or materials supply contract with the construction manager, as assigned hereafter by the City, on the approved contract forms as contained in the Bidding Documents; and
5. The City Council hereby adopts, assigns, authorizes and directs the Mayor and City administrator to execute the assignment letters, substantially in the form attached hereto and incorporated herein by reference as Exhibit C, to the construction manager, assigning the City's right to enter into the construction contract with the above-named contractors and materials suppliers, to the construction manager.

Adopted by the City Council of the City of Willmar on May 17, 2021.

Approved:

/s/ Rick Fagerlie

Mayor Pro Tempore

Attested:

/s/ Judy Thompson

City Clerk

**CITY OF WILLMAR  
RESOLUTION NO. 2021-113**

**A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WILLMAR, MINNESOTA ACCEPTING  
CONSTRUCTION MANAGER'S GUARANTEED MAXIMUM PRICE PROPOSAL FOR THE RECREATION FIELDS  
PROJECT**

Motion By: Asmus

Second By: Ask

**WHEREAS**, the City is in receipt of the Guaranteed Maximum Price Proposal ("GMP proposal") for the for the City of Willmar Recreation Fields Project (the "project") from its contracted construction manager, Marcus Construction Co., Inc. (the "construction manager"), pursuant to the requirements of Section 2.2 of that certain AIA A133 (2009) Standard Form of Agreement between the Owner (City of Willmar) and Construction Manager as Constructor (Marcus Construction Co., Inc.), dated March, 2020 (the "construction manager at risk contract"); and

**WHEREAS**, the construction manager's GMP proposal includes the construction manager fees, contingencies, and the cost of the work as defined in the construction manager at risk contract, and is attached hereto as Exhibit A and incorporated herein by reference; and

**WHEREAS**, the City Council has reviewed the construction manager's GMP proposal, approves the same as to form and finds it to be consistent with the requirements of the construction manager at risk contract; and

**WHEREAS**, the City Council has determined that the final scope of the project shall include all five alternate scopes of work included in the project design as additions to the base bid packages, except as follows:

ALT 5: Provide lighting at West turf field (Alternate fixture type) – EXCLUDED

**WHEREAS**, the City Council has awarded the contracts for each of the base bid packages for the project, as modified by the alternate scopes of work approved by the City Council described above, and assigned the right to enter into such contracts to the construction manager, consistent with the requirements of the construction manager at risk contract.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Willmar that:

1. The City Council hereby approves the construction manager's GMP proposal for the project base bid of \$4,418,958.00.
2. The City Council hereby approves the construction manager's GMP proposal for each of the alternate scopes of work included by the City Council in the final scope of the project as follows:
  - a. Alternate one: East fields lights -\$461,287.74
  - b. Alternate two: West fields lights -\$259,902.26
  - c. Alternate three: Batting cages- \$40,886.94
  - d. Alternate four: Upgrade dugouts to field # 2-\$42,209.34
  - e. Total alternates cost: \$804,286.28
3. The total GMP approved by the City Council herein, representing the base bid packages as modified by the alternate scopes of work included by the City Council in the final scope of the project, is \$5,223,244.28.
4. The City Council hereby authorizes and directs the Mayor and City Administrator to execute on the City's behalf any document(s) necessary to confirm the City's approval of the construction manager's GMP proposal consistent with the terms of this Resolution.
5. The GMP proposal as approved by the City Council herein shall be included in the total guaranteed maximum price under the construction manager at risk contract for all of the local option sales tax projects (comprised of the Recreation Fields project, the Swansson Field project, and the Recreation and Events Center project).

Adopted by the City Council of the City of Willmar on May 17, 2021.

Approved:

/s/ Rick Fagerlie

Mayor Pro Tempore

Attested:

/s/ Judy Thompson  
City Clerk

**CITY OF WILLMAR  
RESOLUTION NO. 2021-114**

**A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WILLMAR, MINNESOTA ACCEPTING  
BIDS AND QUOTES FOR EVENTS AND RECREATION CENTER PROJECT BID PACKAGES AND AWARDING AND  
ASSIGNING CONTRACTS**

Motion By: Ask Second By: Davis

**WHEREAS**, the City is in receipt of recommendations from its contracted construction manager, Marcus Construction Co., Inc. (the “construction manager”) for awards of contracts for construction and materials for each of the bid packages developed by the City’s contracted architect, LSE Architects, Inc. (the “architect”) in coordination with the construction manager, for the City of Willmar Events and Recreation Center Project (the “project”); and

**WHEREAS**, the project was to include 18 separate base bid packages to be competitively bid and 19 additional packages of work and/or materials to be awarded either through cooperative purchasing or direct negotiation as detailed herein, and seven alternate scopes of work (the “alternates”) as follows:

- ALT 1: Addition of meeting/community room;
- ALT 2: Operable partitions in meeting room;
- ALT 3: Operable partition in gymnasium;
- ALT 4: Side court basketball hoops
- ALT 5: Bleacher
- ALT 6: Site paving
- ALT 7: Landscaping

**WHEREAS**, the construction manager’s recommendations for awards of contracts for construction and materials for each of the bid packages for the project is attached hereto as Exhibit A; and

**WHEREAS**, pursuant to an advertisement for bids, dated March 26, 2021, for each bid package for which competitive bidding was required by the Municipal Contracting Law, Minn. Stat. § 471.345, sealed bids were solicited, received, opened, and evaluated and tabulated by the construction manager according to the law’s requirements, with the recommended contract award shown on Exhibit A hereto in all cases being to the contractor who submitted the lowest responsible bid that was responsive to the specifications and compliant therewith in all material respects; and

**WHEREAS**, for some bid packages, the recommended contract award is to a contractor or supplier pursuant to a contract on the State of Minnesota’s Cooperative Purchasing Venture (CPV) pursuant to Minn. Stat. § 471.345, subd. 15; these recommended awards are identified on the spreadsheet enclosed herewith with the “CPV” notation next to the recommended party’s name; and

**WHEREAS**, for bid packages with an estimated value below the threshold at which competitive bidding is required by the Municipal Contracting Law, the recommended contract award is to a contractor or supplier that best satisfies the City’s requirements at the best value to the City, as determined by the construction manager in

consultation with the City and through direct negotiation after evaluating two or more quotations for the cost of the specified work or materials; and

**WHEREAS**, the City Council has retained the discretion to determine the final project scope by deciding which, if any, of the seven alternates to include in the final project; and

**WHEREAS**, the City Council now desires to determine the final scope of the project to be awarded to the successful bidders and other recommended contractors or suppliers, accept the construction managers' contract award recommendations and award contracts for each bid package for the project consistent with the construction manager's recommendations shown on Exhibit A hereto, and authorize the assignment of the right to enter into such contracts on the City's behalf to the construction manager, pursuant to the terms of the City's contract with the construction manager.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Willmar that:

6. The City Council hereby determines that the final scope of the project shall include all seven alternate scopes of work included in the project design as additions to the base bid packages.
7. The City Council hereby accepts the recommendations of the construction manager indicated in Exhibit A hereto and hereby adopts the construction manager's evaluation of the bids, quotations, and state contracts through the CPV responsive to the base bid packages and alternate scopes of work as its own.
8. The City Council hereby makes the following contract awards for each of the base bid packages, as modified by the alternate scopes of work awarded in paragraph 1 above, pursuant to the construction manager's report and recommendations:
  - a. Bid Package #1 – Demo, Earthwork and Utilities:  
*Contractor Name: Duininck Inc.* *Total Contract Value: \$869,590.00*
  - b. Bid Package #2 – Concrete:  
*Contractor Name: Voss Concrete Inc.* *Total Contract Value: \$345,851.00*
  - c. Bid Package #3 – Pre Cast:  
*Contractor Name: Molin Concrete Product* *Total Contract Value: \$1,002,934.00*
  - d. Bid Package #4 – Masonry:  
*Contractor Name: SJB Masonry LLC* *Total Contract Value: \$267,252.00*
  - e. Bid Package #5A- Metals Material:  
*Contractor Name: Koronis Fabricating, Inc* *Total Contract Value: \$665,660.00*
  - f. Bid Package #5B- Metals Labor:  
*Contractor Name: KMH Erectors, Inc.* *Total Contract Value: \$151,850.00*
  - g. Bid Package #6 – Insulation (Multiple Award Selections for Different Items):  
*Contractor Name: Perkins Lumber Company, Inc.* *Total Contract Value: \$8,885.40*  
*Contractor Name: Thermoseal Insulation, LLC* *Total Contract Value: \$3,915.12*
  - h. Bid Package #7 – Metal Wall Panels:  
*Contractor Name: Gag Sheet Metal, Inc.* *Total Contract Value: \$46,550.00*
  - i. Bid Package #8 – Roofing:  
*Contractor Name: Buttweilers Do All Roofing* *Total Contract Value: \$313,580.00*

- j. Bid Package #9 – Storefronts, Glazing, Translucent Wall:  
*Contractor Name: Nationwide Glass of Willmar* *Total Contract Value: \$219,020.00*
  
- k. Bid Package #10 – Drywall and Metal Stud:  
*Contractor Name: Facility Enhancement Inc.* *Total Contract Value: \$132,000*
  
- l. Bid Package #11 – Flooring:  
*Contractor Name: CFS Interiors and Flooring* *Total Contract Value: \$65,202.00*
  
- m. Bid Package #12 –Acoustical Ceiling Tile  
*Contractor Name:St. Cloud Acoustincs, Inc.* *Total Contract Value: \$45,700.00*
  
- n. Bid Package #13 – Painting:  
*Contractor Name: Henkemeyer Coatings Inc.* *Total Contract Value: \$68,488.00*
  
- o. Bid Package #14 – Fire Suppression:  
*Contractor Name: Summit Companies* *Total Contract Value: \$69,300.00*
  
- p. Bid Package #15 – Plumbing & HVAC:  
*Contractor Name: Chappell Central, Inc* *Total Contract Value: \$899,000.00*
  
- q. Bid Package #16 – Electrical and Comm:  
*Contractor Name: Ellingson Plumbing, Heating, A/C & Electrical* *Total Contract Value: \$715,760.00*
  
- r. Bid Package #17 – Divider Curtain:  
*Contractor Name: Hufcor* *Total Contract Value: \$190,630.00*
  
- s. Bid Package #20 – Wood & Carpentry: (Multiple Award Selections for Different Items):  
*Contractor Name: Perkins Lumber Company, Inc* *Total Contract Value: \$25,520.29*  
*Contractor Name; Leindecker Construction* *Total Contract Value: \$41,000.00*
  
- t. Bid Package #21 – Waterproofing:  
*Contractor Name: Herzog Coatings* *Total Contract Value: \$41,300.00*
  
- u. Bid Package #22 – Joint Sealants:  
*Contractor Name: Right Way Caulking, Inc* *Total Contract Value: \$37,928.00*
  
- v. Bid Package #23 –Absorptive Panels  
*Contractor Name: Twin Cities Acoustics, Inc.* *Total Contract Value: \$16,678.00*
  
- w. Bid Package #24A – Specialties, Signage, Display, Etc. (Multiple Award Selections for Different Items):  
*Contractor Name: The Tenth Division* *Total Contract Value: \$1,450.00*  
*Contractor Name: Construction Supply, Inc* *Total Contract Value: \$21,588.85*
  
- x. Bid Package #24B – Specialties, Signage, Display, Etc.:  
*Contractor Name: Coil's Flags, Flagpoles and Custom Embroidery* *Total Contract Value: \$7,340.03*
  
- y. Bid Package #27 – Sports Flooring:  
*Contractor Name: H21 Group* *Total Contract Value: \$145,880.00*

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| z.  | Bid Package #28 – Bleachers:<br><i>Contractor Name: Saafe, LLC (Stadium Steve)</i>                                 | <i>Total Contract Value: \$35,104.00</i> |
| aa. | Bid Package #29 – Hoops:<br><i>Contractor Name: The Center Stage, Mfg. Co LLC</i>                                  | <i>Total Contract Value: \$65,270.00</i> |
| bb. | Bid Package #30 – Landscaping:<br><i>Contractor Name: Stacy's Nursery, Inc</i>                                     | <i>Total Contract Value: \$33,990.00</i> |
| cc. | Bid Package #31 – Openings<br><i>Contractor Name: Twin City Hardware- New Hope</i>                                 | <i>Total Contract Value: \$19,883.00</i> |
| dd. | Bid Package #32 – Casework and Tops<br><i>Contractor Name: Rons Cabinets</i>                                       | <i>Total Contract Value: \$10,116.00</i> |
| ee. | Bid Package #33 – Fencing:<br><i>Contractor Name: Andi's Fenceall</i>  | <i>Total Contract Value: \$16,240.00</i> |
| ff. | Bid Package #34 – Furnishings:<br><i>Contractor Name: Ron's Cabinets</i>   | <i>Total Contract Value: \$3,245.00</i>  |
| gg. | Division 01 – General Requirements (Construction Staking):<br><i>Contractor Name: Bonnema Runke Stern Inc</i>      | <i>Total Contract Value: \$14,000.00</i> |
| hh. | Division 01 – General Requirements (Construction Cleaning):<br><i>Contractor Name: Commercial Cleaning Service</i> | <i>Total Contract Value: \$16,250.00</i> |
| ii. | Division 01 – General Requirements (Temporary Fencing):<br><i>Contractor Name: Andi's Fenceall</i>                 | <i>Total Contract Value: \$9,027.00</i>  |
| jj. | Division 06 – Woods and Plastics (FRP):<br><i>Contractor Name: St. Cloud Acoustics, Inc.</i>                       | <i>Total Contract Value: \$4,900.00</i>  |
| kk. | Division 09 – Finishes (EFIS):<br><i>Contractor Name: K &amp; A Painting and Plastering, LLC</i>                   | <i>Total Contract Value: \$14,080.00</i> |
9. The City Council hereby authorizes and directs the Mayor and City Administrator to execute the letters of award, substantially in the form attached hereto and incorporated herein by reference as Exhibit B, to the contractors and suppliers named in paragraph 3 above, confirming the contract awards and directing the contractors and suppliers to enter into a construction contract or materials supply contract with the construction manager, as assigned hereafter by the City, on the approved contract forms as contained in the Bidding Documents; and
10. The City Council hereby adopts, assigns, authorizes and directs the Mayor and City administrator to execute the assignment letters, substantially in the form attached hereto and incorporated herein by reference as Exhibit C, to the construction manager, assigning the City's right to enter into the construction contract with the above-named contractors and materials suppliers, to the construction manager.

Adopted by the City Council of the City of Willmar on May 17, 2021.

Approved:

/s/ Rick Fagerlie  
Mayor Pro Tempore

Attested:

/s/ Judy Thompson  
City Clerk

**CITY OF WILLMAR  
RESOLUTION NO. 2021-115**

**A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WILLMAR, MINNESOTA ACCEPTING  
CONSTRUCTION MANAGER'S GUARANTEED MAXIMUM PRICE PROPOSAL FOR THE EVENTS AND  
RECREATION CENTER PROJECT**

Motion By: Ask Second By: Davis

**WHEREAS**, the City is in receipt of the Guaranteed Maximum Price Proposal ("GMP proposal") for the for the City of Willmar Events and Recreation Center Project (the "project") from its contracted construction manager, Marcus Construction Co., Inc. (the "construction manager"), pursuant to the requirements of Section 2.2 of that certain AIA A133 (2009) Standard Form of Agreement between the Owner (City of Willmar) and Construction Manager as Constructor (Marcus Construction Co., Inc.), dated March, 2020 (the "construction manager at risk contract"); and

**WHEREAS**, the construction manager's GMP proposal includes the construction manager fees, contingencies, and the cost of the work as defined in the construction manager at risk contract, and is attached hereto as Exhibit A and incorporated herein by reference; and

**WHEREAS**, the City Council has reviewed the construction manager's GMP proposal, approves the same as to form and finds it to be consistent with the requirements of the construction manager at risk contract; and

**WHEREAS**, the City Council has determined that the final scope of the project shall include all alternate scopes of work included in the project design as additions to the base bid packages; and

**WHEREAS**, the City Council has awarded the contracts for each of the base bid packages for the project, as modified by the alternates approved by the City Council described above, and assigned the right to enter into such contracts to the construction manager, consistent with the requirements of the construction manager at risk contract.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Willmar that:

11. The City Council hereby approves the construction manager's GMP proposal for the project base bid of \$7,691,672.00.
12. The City Council hereby approves the construction manager's GMP proposal for each of the alternate scopes of work included by the City Council in the final scope of the project as follows:

- Alternate A-01: Addition of meeting/community room – \$ 297,491.77.
- Alternate A-02: Operable partitions in meeting rooms – \$21,828.77.
- Alternate A-03: Operable partition in gymnasium – \$240,481.64.
- Alternate A-04: Side Court Basketball hoops – \$54,153.44.
- Alternate A-05: Bleachers – \$41,684.65.
- Alternate A-06: Site Paving – \$57,590.46.
- Alternate A-07: Landscaping – \$54,220.01.

13. The total GMP approved by the City Council herein, representing the 34 base bid packages as modified by the alternate scopes of work included by the City Council in the final scope of the project, is – \$8,459,122.75.
14. The City Council hereby authorizes and directs the Mayor and City Administrator to execute on the City's behalf any document(s) necessary to confirm the City's approval of the construction manager's GMP proposal consistent with the terms of this Resolution.
15. The GMP proposal as approved by the City Council herein shall be included in the total guaranteed maximum price under the construction manager at risk contract for all of the local option sales tax projects (comprised of the Recreation Fields project, the Swansson Field project, and the Recreation and Events Center project).

Adopted by the City Council of the City of Willmar on May 17, 2021.

Approved:

/s/ Rick Fagerlie

Mayor Pro Tempore

Attested:

/s/ Judy Thompson

City Clerk

#### **RESOLUTION NO. 2021-116**

#### **RESOLUTION ACCEPTING SECOND "DESIGN SERVICES DONATION" FROM GLACIAL RIDGE CURLING AND AUTHORIZING HIRING OF B32 ENGINEERING GROUP**

Motion By: Asmus

Second By: Nelsen

WHEREAS, the Parties entered into that certain Curling Center Build-to-Suit Lease Agreement on August 23, 2018, under which the City agreed to design, construct and thereafter lease to Glacial Ridge Curling ("GRC") a dedicated curling facility (the "Curling Center") to be funded primarily by donations made by GRC to the City on the terms and conditions set forth in such Agreement; and



WHEREAS, the Parties entered into the First Amendment to the Curling Center Build-to-Suit Lease Agreement on June 6, 2019 (collectively the Build-to-Suit Lease Agreement and First Amendment are referred to herein as the “**Agreement**”) in order to, among other things, accelerate the timing of the City’s hiring of the architect and such other professional consultants as required or convenient to successfully complete the architectural and engineering design of the Project, as that term is defined in the Agreement, entirely with funds donated to the City by GRC; and

WHEREAS, on or about August 20, 2020, GRC donated to the City a portion of the required Design Services Donation, as that term is defined in the Agreement, in the amount of \$ 66,500 representing the amount of the price quoted by Negen and Associates for the architectural design and preparation of plans, specifications and bid package for the Curling Center, but excluding the refrigeration system design, plus five percent; and

WHEREAS, the City accepted GRC’s initial Design Services Donation on the conditions that (1) such funds be used to retain Negen and Associates to complete the structural design and preparation of plans, specifications and bid package for the Curling Center, and (2) that GRC donate the remainder of the Design Services Donation necessary to fund the professional services required to complete the architectural and engineering design of the Curling Center, including but not limited to the design of the Curling Center’s refrigeration system, prior to the City’s approval of and entry into any contract(s) for such additional professional architectural or engineering services, and the City proceeded to enter into a professional services agreement with Negen & Associates for such work on or about December 17, 2020; and

WHEREAS, GRC has provided the City with a proposal by B32 Engineering Group for the design and preparation of plans and specifications for the refrigeration system for the Curling Center for a fee of \$19,800, which proposal has been reviewed and accepted as to scope by City staff, which proposal is appended to this Resolution (the “B32 proposal”) as Appendix A; and

WHEREAS, on or about May 7, 2021, GRC submitted a donation to the City in the amount of \$20,790, representing the amount of the price quoted by B32 Engineering Group for the design and preparation of plans and specifications for the refrigeration system for the Curling Center, as that term is defined in the Agreement, plus five percent.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Willmar that:

1. GRC’s donation of \$20,790, representing the amount required to retain B32 Engineering Group to complete the design and preparation of plans and specifications for the refrigeration system for the Curling Center, is hereby accepted by the City and shall be subject to the condition that such funds be used for the purpose authorized herein and in the Agreement.
2. The donation referenced in paragraph 1 shall complete GRC’s Design Services Donation, as that term is defined in the Agreement.
3. The scope of services and contract price proposed by B32 Engineering Group to complete the design and preparation of plans and specifications for the refrigeration system for the Curling Center is hereby approved, and the Mayor and City Administrator are hereby authorized to execute a professional services agreement on behalf of the City on the City’s template services agreement incorporating the City’s standard terms and conditions in substantially the form as is appended hereto as Appendix B, pursuant to which the City shall retain B32 Engineering Group to complete the design and preparation of plans and specifications for the refrigeration system for the Curling Center on the City’s behalf:

Dated this 17th of May, 2021

/s/ Rick Fagerlie  
MAYOR PRO TEMPORE

Attest:

/s/ Judy Thompson  
CITY CLERK

**RESOLUTION NO. 2021-117**

**A RESOLUTION AUTHORIZING THE AMENDMENT TO THE AGRICULTURAL LAND LEASE AGREEMENT FOR TRACT VIII.**

Motion By: Plowman Second By: Nelsen

BE IT RESOLVED by the City Council of the City of Willmar, a Municipal Corporation of the State of Minnesota, that the amendment to the Tract VIII Agricultural Land Lease Agreement for the period December 15, 2022 to December 15, 2026 is accepted, and be it further resolved that the Mayor and City Administrator of the City of Willmar are hereby authorized to sign the extension with the lessees for the terms and consideration of the contract.

Dated this 17th day of May, 2021

/s/ Rick Fagerlie  
Mayor Pro Tempore

Attest:

/s/ Judy Thompson  
City Clerk

**RESOLUTION NO. 2021-118**

**A RESOLUTION ADOPTING THE LETTER OF TERMS TO PURCHASE WITH CBRE**

Motion By: Asmus Second By: Plowman

BE IT RESOLVED by the City Council of the City of Willmar, a Municipal Corporation of the State of Minnesota that the Letter of Terms to Purchase with CBRE is accepted and approved, and be it further resolved that the Mayor and City Administrator of the City of Willmar are hereby authorized to execute a version thereof.

Dated this 17<sup>th</sup> day of May, 2021

/s/ Rick Fagerlie  
MAYOR PRO TEMPORE

Attest:

/s/ Judy Thompson  
CITY CLERK